

## ***Universal Standards***

---

These standards are applicable to all development in the Village.

### **General Plan**

All redevelopment projects must be consistent with all General Plan policies, goals, and action programs.

### **Residential Density**

The applicable General Plan residential density designation shall be determined for each project based upon compatibility findings with surrounding area. Maximum project density may not exceed the Growth Management Control Point for the applicable density designation unless a density increase or bonus is granted in accordance with Chapters 21.53 and 21.86 of the Carlsbad Municipal Code.

The Village Redevelopment Area is exempt from Council Policy No. 43, which regulates and/or prioritizes the use of excess dwelling units throughout the City.

### **Planned Development**

Residential units proposed for separate ownership shall comply with the development standards and design criteria set forth by Planned Development Ordinance, Chapter 21.45 of the Carlsbad Municipal Code.

### **Inclusionary Housing Requirements**

All residential projects including the conversion of apartments to airspace condominiums are subject to the City's Inclusionary Housing Ordinance, Chapter 21.85 of the Carlsbad Municipal Code, and those requirements imposed by Redevelopment Law.

Per Redevelopment Law, 15% of the private housing units constructed must be affordable to low and moderate income persons, of which not less than 40% (or 6% of the total units) must be affordable to very low income households.

Per City Ordinance, 15% of the total housing units constructed must be affordable to low income households. Projects consisting of 6 or fewer market rate units may pay an in-lieu fee rather than constructing a unit.

---

## **DEVELOPMENT STANDARDS**

## **Parking**

New development and additions to existing buildings within the Village Redevelopment Area will be required to provide parking per the standards contained within Chapter 5 of this Village Master Plan and Design Manual.

Changes of use within an existing structure or building may require additional parking if the new use creates a parking demand greater than the structure or building's previous use or existing on-site parking spaces.

The Parking In-Lieu Fee Program described in Chapter 6 may be available as an option for property owners/tenants who are unable to meet their on-site parking requirements. Requests for variances from the on-site parking requirements shall be processed as set forth in Chapter 6 of this document.

## **Building Coverage, Building Height and Building Setbacks**

The standards for building coverage, height and setbacks are established individually according to the applicable Land Use District within the Village Redevelopment Area. See the appropriate development standards section for the applicable Land Use District to identify the standards, which apply to projects within the area.

Where a range is established for the subject standard, the individual project standard

may be set anywhere within the range based on findings that the project design or site constraints justify the standard and subject to the findings/criteria outlined below for each type of standard noted.

## **Building Coverage**

In all cases where a range has been established as the appropriate building coverage standard within a given district, the bottom of the range shall be considered the desired standard. However, an increase in the standard to the maximum, or anywhere within the range, may be allowed if the project warrants such an increase and appropriate findings are made by the authorized approving body/official.

The authorized approving body/official must find that:

1. The increased standard will not have an adverse impact on surrounding properties.
2. The increased standard will assist in developing a project, which meets the goals of the Village Redevelopment Area and is consistent with the objectives for the land use district in which the project is to be located.
3. The reduced standard will assist in creating a project design, which is interesting and visually appealing and reinforces the village character of the area.

For approval of a building coverage

standard, which is above the maximum for the subject land use district, a **variance** must be approved by the authorized approving body/official. Variances shall be granted according to the regulations set forth in Section 21.35.130 of the Carlsbad Municipal Code.

A variance for a building coverage standard, which exceeds the top of the range, or the individual standard, set forth, will be granted only if the project meets one or more of the following criteria:

1. The project is a mixed use project, which provides for residential living units located in close proximity (reasonable walking distance) to the Village Commuter Rail Station.
2. The project is a hotel facility whose scale, design and auxiliary facilities are judged to be appropriate to the Village.
3. The project is a residential project providing a quality living environment and where increased density would not negatively impact adjacent residential development.
4. The project provides for exceptional public amenities in terms of site design or facilities.

## **Building Height**

The height standard for a building, or buildings, within the Village Redevelopment Area, is noted as a **DEVELOPMENT STANDARDS**

maximum within the individual land use district development standards. The height of a proposed building may not exceed the standard set forth for the given land use district, but it may be set lower if deemed desirable for the project. As a note, additional building height is permitted for all projects in all land use districts for architectural features, which are designed as part of the project. For information on architectural features, which are exempt from the height limit calculation, see Section 21.46.20 of the Carlsbad Municipal Code.

To exceed the maximum height standard set forth within the development standards for a given land use district, a variance must be granted by the appropriate approving body/official for the project.

A variance for a height standard which exceeds the standard set forth for a given land use may be granted only if the project meets one or more of the following criteria:

1. The increased height will be visually compatible with surrounding buildings.
2. The increased height will not unduly impact nearby residential uses.
3. The taller project will not adversely impact views.
4. The project will maintain a scale and character compatible with the Village and the guidelines contained within this Village Master Plan and Design

Manual.

5. The project provides for exceptional design quality and is consistent with the goals and objectives of the Village Redevelopment Area.

### Setbacks

In all cases where a range has been established as the appropriate setback standard within a given district, the top of the range shall be considered the desired standard. However, a reduction in the standard to the minimum, or anywhere within the range, may be allowed if the project warrants such a reduction and appropriate findings are made by the authorized approving body/official.

The authorized approving body/official must find that:

1. The reduced standard will not have an adverse impact on surrounding properties.
2. The reduced standard will assist in developing a project, which meets the goals of the Village Redevelopment Area and is consistent with the objectives for the land use district in which the project is to be located.
3. The reduced standard will assist in creating a project design, which is interesting and visually appealing and reinforces the Village character of the area.

For approval of a setback standard, which is below the maximum or below the minimum for the subject land use district, a **variance** must be approved by the authorized approving body/official. Variances shall be granted according to the regulations set forth in Section 21.35.130 of the Carlsbad Municipal Code.

A variance for a setback standard which exceeds the top of the range, or the individual standard set forth, will be granted only if the project meets one or more of the following criteria:

1. The project is in a location where adjacent buildings are set back further than the permitted standard (range), adjacent buildings are likely to remain, and setting the structure back to the desired standard will maintain and reinforce the Village character of the area.
2. The project is in a location, which is in a transition area to residential development and where increased setbacks would soften the visual transition between commercial and residential development or would protect the livability of the residential development.
3. Restaurant uses where a larger front setback will be utilized for outdoor dining space subject to approval by the Design Review Board and/or Housing and

## DEVELOPMENT STANDARDS

Redevelopment Commission,  
whichever is the appropriate  
approving body.